

From: [Coltrain, Katrina](#)
To: [Todd Downham](#); [amy brittain](#)
Subject: FW: Potential Reuse Support for Wilcox Oil
Date: Monday, July 17, 2017 9:23:00 AM
Attachments: [Wilcox_Oil_DRAFT_Work_Plan_06.29.2017.docx](#)

Todd, please find attached information related to evaluating the site for reuse potential.

Katrina Higgins-Coltrain
Remedial Project Manager
US EPA Region 6
LA/OK/NM Section (6SF-RL)
1445 Ross Avenue
Dallas, Texas 75202
214-665-8143

From: Alisa Hefner [<mailto:ahefner@skeo.com>]

Sent: Thursday, June 29, 2017 2:34 PM

To: Coltrain, Katrina <coltrain.katrina@epa.gov>; Luckett, Casey <Luckett.Casey@epa.gov>

Cc: Miranda Maupin <mmaupin@skeo.com>

Subject: RE: Potential Reuse Support for Wilcox Oil

Hi Katrina, please find attached the draft work plan for reuse support at the Wilcox Oil site. Perhaps we can check in later in July when you are back in the office to discuss any revisions you have to the work plan and start planning the site visit.

Alisa Hefner

Senior Associate
(434) 214-8253 | www.skeo.com

From: Coltrain, Katrina [<mailto:coltrain.katrina@epa.gov>]

Sent: Thursday, June 08, 2017 1:23 PM

To: Alisa Hefner <ahefner@skeo.com>; luckett.casey@epa.gov

Cc: Miranda Maupin <mmaupin@skeo.com>

Subject: RE: Potential Reuse Support for Wilcox Oil

Hi Alisa, this is great news. I will be out of the office the week of June 19th, and will give the draft work plan a review that following week. I will also be out of the office July 3 through July 14.

Katrina Higgins-Coltrain
Remedial Project Manager
US EPA Region 6
LA/OK/NM Section (6SF-RL)
1445 Ross Avenue
Dallas, Texas 75202
214-665-8143

From: Alisa Hefner [<mailto:ahefner@skeo.com>]

Sent: Thursday, June 08, 2017 11:53 AM

To: Coltrain, Katrina <coltrain.katrina@epa.gov>; Luckett, Casey <Luckett.Casey@epa.gov>

Cc: Miranda Maupin <mmaupin@skeo.com>

Subject: RE: Potential Reuse Support for Wilcox Oil

Hi Katrina,

We learned this week that HQs SRI can provide reuse support for the Wilcox Oil site. For next steps, we can develop a draft work plan outlining tasks and timing for your review. We can share the draft

work plan with you in two weeks. I will be out on leave starting tomorrow and back in the office June 19th, if you have any time sensitive requests while I am away, please include Miranda Maupin cc'd on this email and she can assist while I am out.

We look forward to working with you on this reuse planning effort!

Alisa Hefner

Senior Associate

(434) 214-8253 | www.skeo.com

From: Alisa Hefner

Sent: Tuesday, April 25, 2017 12:02 PM

To: 'Coltrain, Katrina' <coltrain.katrina@epa.gov>; 'Lockett, Casey' <Lockett.Casey@epa.gov>

Cc: Miranda Maupin <mmaupin@skeo.com>

Subject: Potential Reuse Support for Wilcox Oil

Hi Casey and Katrina,

Please find a summary of my call with Katrina below about potential reuse support for the Wilcox Oil site.

Katrina, please let me know if you have any revisions.

Casey, please let me know if you need anything else from us before following up with Frank on potential reuse support.

Summary of Potential Reuse Support

The Wilcox Oil Superfund Site is located in Bristow, Oklahoma and is approximately 140-150 acres of land divided among 7-10 property owners. No responsible parties have been identified and EPA is in the early stages of conducting a remedial investigation. Initial sampling has been conducted in the tank farm and process areas. Two property owners have expressed interest in selling their properties and the City is also interested in redevelopment and attracting business to the area. There is a pipeline that crosses a portion of the site. The ODEQ representative is actively engaged at the site and can assist with setting up the interviews. There are no site activities or other timelines to coordinate the site visit around.

The RPM is interested in a site visit and situation assessment that could include:

- Interview up to 7 property owners about their future plans and interest in their properties. There may also be an opportunity to discuss stigma concerns and questions about selling their property to interested parties, such as BFPP information.
- Interview 2 banks that hold two properties in foreclosure and pipeline company.
- Clarify zoning and municipal interest by reviewing local plans and ordinances and interviewing city and county representatives about future plans and interests.
- Identify reasonably anticipated future land use considerations that could help inform EPA's remedial alternatives and cleanup goals.
- Summarize findings including reuse opportunities and considerations in a situation assessment memo.
- (optional) Provide a site profile one pager that summarizes properties and Superfund context that interested property owners / local government could use for potential buyers.

Alisa Hefner

Senior Associate

(434) 214-8253 | www.skeo.com